

Municipal Clerk
Atlanta, Georgia

04-0152

ORDINANCE BY:
COUNCILPERSON JIM MADDOX

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY CREATING A NEW CHAPTER ENTITLED CHAPTER 18T. SPI 20 GREENBRIAR DISTRICT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING ZONING DISTRICTS RG4, RG3-C, RG2, C1, C1-C, C2, C2-C, R3, R4, RLC, AND RLC-C WITH SAID SPI 20 DISTRICT; AND TO AMEND CHAPTER 28A.010 BY ADDING A NEW SUBSECTION (45) SPI-20 GREENBRIAR TOWN CENTER DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, the Greenbriar Town Center Livable Centers Initiative Plan, adopted by the City of Atlanta in August 2001, calls for the general update of zoning in the Greenbriar study area as a critical step necessary to implement the goals and objectives of said Plan; and

WHEREAS, commercial districts should provide adjacent neighborhoods with pedestrian accessibility to retail goods and services; and

WHEREAS, a diversified urban environment where people can live, work, meet and recreate should be created; and

WHEREAS, a compatible mixture of residential, commercial, and cultural and recreational uses should be provided; and

WHEREAS, existing transit infrastructure should be maximized; and

WHEREAS, the visual aesthetics of City streets should be improved; and

WHEREAS, a grid of connected streets for improved vehicular access and reduced vehicular congestion should be provided; and

WHEREAS, sufficient, safe and accessible open space for active and passive enjoyment by residents and workers should be provided; and

WHEREAS, safe and convenient pedestrian and bicycle circulation should be provided;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by adding a new Chapter 18T. SPI 20 Greenbriar District Regulations, which shall read as shown on the attached "Attachment A".

Section 2: That the 1982 Zoning Ordinance Map of the City of Atlanta is hereby amended as shown on "Attachment B".

Section 3: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by adding a new subsection (45) to read as follows:

(45) SPI 20 Greenbriar Town Center District: The following signs shall be permitted in the SPI 20 Greenbriar Town Center District:

- a. The regulations for SPI 20 Greenbriar Town Center District Subareas 1, 2, and 3 shall be the same as the regulations in Subsection (41) MRC (Mixed Residential Commercial) District.
- b. The regulations for SPI 20 Greenbriar Town Center District Subareas 4 and 5 shall be the same as the regulations in Subsection (42) MR (Multifamily Residential) District.
- c. The regulations for SPI 20 Greenbriar Town Center District Subarea 6 shall be the same as the regulations in Subsection (1) Single-Family Residential Districts.

Section 4: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

**CHAPTER 18T. SPI-20
GREENBRIAR SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS**

Section 16-18T.001. Scope of Provisions.

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the regulations for the SPI-20 Greenbriar Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in Section 16-18T.003, except that any existing categories of historic protection designated pursuant to Chapter 20 of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this Chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply. Whenever the following regulations conflict with provisions of Part 16 other than historic protection regulations, the more stringent regulation shall apply.

The regulations set forth in Sections 16-18T.001 through and including Section 16-18T.025 shall apply to all properties located within the SPI-20 Greenbriar Special Public Interest District, including all subareas within the District. The remaining regulations set forth in Section 16-18T.026 through Section 16-18P.031 shall apply only to the subareas identified therein.

Section 16-18T.002. Statement of Intent.

The intent of the council in establishing SPI-20 Greenbriar Special Public Interest District as a zoning district is as follows:

1. Implement provisions of the Comprehensive Development Plan incorporating certain recommendations contained in studies of this area, including the comprehensive study known as Greenbriar Town Center Livable Centers Initiative Plan;
2. Create an urban environment where people can live, work, meet and play;
3. Improve the aesthetics of the built environment;
4. Encourage a compatible mixture of residential, commercial, cultural and recreational uses;
5. Provide a range of housing types and prices to meet different housing needs;
6. Provide appropriately-scaled, continuous pedestrian oriented uses and activities adjacent to sidewalks along streets with identified pedestrian needs;
7. Facilitate safe, pleasant and convenient pedestrian circulation and minimize conflict between pedestrians and vehicles;
8. Provide for development within this area that is compatible with existing low-density development within surrounding residential areas;
9. Prevent encroachment of incompatible commercial uses into residential neighborhoods;
10. Ensure pedestrian-oriented building forms;

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11. Encourage infill and rehabilitation development within traditionally commercial areas that include proportionately significant residential uses;
12. Provide sufficient parking in an unobtrusive manner;
13. Encourage the use of transit through the location of mixed-use development and regional entertainment and cultural facilities around a transit-oriented town center;
14. Encourage opportunities for economic development, both residential and commercial, where there is a planned relationship between the transportation system and development;
15. Maximize opportunities for pedestrian amenities, including parks, plazas, greenways and public art;
16. Provide sufficient, safe and accessible parks, plazas and greenways for active and passive enjoyment; and
17. Reduce parking requirements by encouraging shared parking and alternative modes of transportation.

Section 16-18T.003. Boundaries of District and Subareas Established.

The boundaries of the SPI-20 Greenbriar Special Public Interest District are shown on maps in Attachment B which by this reference is incorporated into and made a part of this chapter and this part. The Greenbriar Special Public Interest District is divided into six (6) main subareas and other designated areas as shown on said map Attachment B. The subareas are described as follows:

Subarea 1: Greenbriar Town Center

Subarea 2: Greenbriar Neighborhood Center

Subarea 3: Campbellton Road Mixed Use Corridor

Subarea 4: Greenbriar Residential/Commercial

Subarea 5: Greenbriar Medium Density Residential

Subarea 6: Greenbriar Single Family Residential

Section 16-18T.004. Application Procedures.

A special administrative permit shall be required for development in this district as set forth in this section. A special administrative permit (SAP) application and seven (7) copies each of a site plan, landscape plan and elevation drawings of each exterior façade shall be submitted and approved by the Director of the Bureau of Planning prior to the applicant filing for a building permit. All new construction, including additions to existing buildings, expansions of existing outdoor dining, outdoor dining within required sidewalk areas, or any construction which results in increased lot coverage or a modification of the building footprint within this district, shall be subject to said site plan review and approval. Before making application for a special administrative permit, a pre-application conference between the applicant and the Director of the Bureau of Planning or the Director's designee is required to discuss the application and relevant requirements of these regulations. Said preapplication conference shall be held within 14 days of the request by the applicant, unless a longer period is mutually agreed upon. All applications for a special administrative permit shall be processed in accordance with the standards and procedures applicable to said

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SAP applications contained in Chapter 25 of Part 16 except as otherwise modified by this Chapter 18T.

Section 16-18T.005. Permitted Principal Uses and Structures.

A building or premise shall be used for the following permitted uses and structures:

1. See Table SPI-20 Greenbriar – Permitted Uses for permitted principal uses, permitted accessory uses and structures, and special permits.
2. Permitted Principal Uses:
 - a. A building or premises shall be used only for the principal purposes as indicated with a “P” in SPI-20 Greenbriar – Permitted Uses.
 - b. Uses indicated with a “P(X)” shall not exceed X square feet of floor area.
 - c. Commercial uses in subareas 4 and 5 are further restricted as indicated in Sections 16-18T.029 and 16-18T.030.
3. Special Permits:

The following uses are permissible only by special permits of the type indicated subject to limitations and requirements set herein or elsewhere in this part, and subject to the applicable procedures and requirements set forth in Section 16-25.001 et. seq.

 - a. Special use permits shall be required as indicated with “SUP” in Table SPI-20 Greenbriar – Permitted Uses.
 - b. Special administrative permits shall be required as indicated with “SAP” in Table SPI-20 Greenbriar – Permitted Uses.
 - c. Special exceptions shall be required as indicated with “SE” in table SPI-20 Greenbriar – Permitted Uses.

All commercial sales and service shall be conducted within enclosed permanent structures and there shall be no unenclosed displays of merchandise with the exception of outdoor dining. Outdoor sales or displays are permissible only by special permit as set forth below.

SPI-20 GREENBRIAR – PERMITTED USES						
P = Permitted P(X) = Permitted, up to X square feet SE = Special Exception SAP = Special Administrative Permit SUP = Special Use Permit X = Not Permitted	Subarea 1: Greenbriar Town Center Subarea 2: Greenbriar Neighborhood Center Subarea 3: Campbellton Rd Mixed-Use Corridor Subarea 4: Greenbriar Residential/Commercial Subarea 5: Greenbriar Medium Density Residential Subarea 6: Greenbriar Single Family					
Uses	1	2	3	4	5	6
RESIDENTIAL						
Single-family dwellings	P	P	P	P	P	P
Two-family dwellings	P	P	P	P	P	X
Multi-family dwellings	P	P	P	P	P	X
Dormitories ¹	X	X	X	X	X	X
Group homes ²	X	X	X	X	X	X
Rooming houses	X	X	X	X	X	X
Single room occupancy residences	X	X	X	X	X	X
TRANSPORTATION & COMMUNICATIONS						
Automobile service stations	P	P	P	X	X	X

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SPI-20 GREENBRIAR – PERMITTED USES						
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Uses	1	2	3	4	5	6
Broadcasting towers greater than 70 feet in height ³	SUP	SUP	SUP	SUP	SUP	SUP
Broadcasting towers lower than 70 feet in height ³	P	P	P	P	P	P
Helicopter landing facilities	SUP	SUP	SUP	X	X	X
MARTA structures ⁴	P	P	P	P	P	P
Park-for hire decks	P	P	P	SUP	X	X
Park-for-hire surface lots	SUP	SUP	SUP	SUP	X	X
Telecommunications switchboards ⁵	P	P	P	X	X	X
Truck stops	X	X	X	X	X	X
RETAIL GOODS AND SERVICES						
Automatic teller machines	P	P	P	P	P	X
Bakeries and catering establishments	P	P	P	P(2,000)	P(2,000)	X
Banks ⁶	P	P	P	P(8,000)	X	X
Barber shops, beauty shops, nail shops	P	P	P	P(2,000)	P(2,000)	X
Drive-through service windows	X	X	P ⁷	X	X	X
Dry cleaning collection stations	P	P	P	P(2,000)	P(2,000)	X
Dry cleaning facilities	P	P	P	X	X	X
Grocery stores	P	P	P	P(15,000)	X	X
Laundromats	P	P	P	P(2,000)	P(2,000)	X
Photocopying or blueprint shops	P	P	P	P(2,000)	X	X
Plumbing, air conditioning service and repair	P	P	P	X	X	X
Retail establishments	P	P	P	P(8,000)	X	X
Sales and repair establishments ⁸	P	P	P	P(4,000)	P(4,000)	X
Tailoring and dressmaking	P	P	P	P(4,000)	P(4,000)	X
OTHER COMMERCIAL						
Hotels	SUP	SUP	SUP	X	X	X
Mortuaries and funeral homes	SUP	SUP	SUP	X	X	X
New and used car sales	X	X	X	X	X	X
Nursing homes and convalescent centers	SUP	SUP	SUP	X	X	X
ENTERTAINMENT						
Adult businesses	X	X	X	X	X	X
Bingo parlors	SUP	SUP	SUP	X	X	X
Bowling alleys	SUP	SUP	SUP	X	X	X
Museums, art galleries, libraries ⁹	P	P	P	P(8,000)	P(4,000)	X
Outdoor enterprises of thirty days duration or less ¹⁰	SAP	SAP	SAP	SAP	X	X
Outdoor enterprises of more than thirty days duration ¹⁰	SUP	SUP	SUP	SUP	X	X
Poolrooms and amusement arcades	SUP	SUP	SUP	X	X	X
Restaurants, bars ¹¹	P	P	P	P(8,000)	P(4,000)	X
Theaters ¹²	P	P	P	X	X	X
OFFICES						
Clinics ¹³	P	P	P	P(8,000)	X	X
Offices, studios	P	P	P	P(8,000)	P(4,000)	X

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SPI-20 GREENBRIAR – PERMITTED USES						
P = Permitted P(X) = Permitted, up to X square feet SE = Special Exception SAP = Special Administrative Permit SUP = Special Use Permit X = Not Permitted	Subarea 1: Greenbriar Town Center Subarea 2: Greenbriar Neighborhood Center Subarea 3: Campbellton Rd Mixed-Use Corridor Subarea 4: Greenbriar Residential/Commercial Subarea 5: Greenbriar Medium Density Residential Subarea 6: Greenbriar Single Family					
Uses	1	2	3	4	5	6
Professional or service establishments ¹⁴	P	P	P	X	X	X
CIVIC, EDUCATIONAL & RELIGIOUS						
Business or commercial schools	P	P	P	X	X	X
Childcare centers and kindergartens	P	P	P	P	SUP	X
Churches and synagogues having a lot area greater than 1 acre	SUP	SUP	SUP	SUP	SUP	SUP
Churches and synagogues having a lot area less than or equal to 1 acre	SE	SE	SE	SE	SE	SE
Clubs and lodges	P	P	P	X	X	X
Colleges and universities ¹⁵	SUP	SUP	SUP	X	X	X
Community centers ¹⁶	SUP	SUP	SUP	X	X	X
Private schools	P	P	P	X	X	X
Public schools	P	P	P	P	P	P
INDUSTRIAL						
Commercial greenhouses	X	X	SUP	X	X	X
Light manufacturing	X	X	X	X	X	X
Security storage centers	X	X	SUP	X	X	X
OTHER						
Hospitals	SUP	SUP	SUP	X	X	X

Notes:

- ¹ including fraternity and sorority houses
- ² including family care homes and congregate care homes
- ³ including line-of-sight relay devices for telephonic, radio or television communications
- ⁴ defined as: structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching, or maintenance shops
- ⁵ including power generators and other telecommunications relay equipment
- ⁶ including savings and loan associations, and other similar institutions – but not including any drive-in service window
- ⁷ See Section 16-18T.028 for further restrictions in this Subarea.
- ⁸ for home appliances, bicycles, lawn mowers, shoes, clocks, or similar household goods
- ⁹ and similar profit or non-profit cultural facilities
- ¹⁰ defined as outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor religious ceremonies
- ¹¹ including coffee shops, delicatessens, and taverns
- ¹² including other commercial recreation establishments with primary activities conducted within fully enclosed buildings
- ¹³ including veterinary (if animals are kept within soundproof buildings), laboratories, and similar uses, excluding blood donor stations
- ¹⁴ but not hiring halls
- ¹⁵ and other institutions of higher learning
- ¹⁶ including community service facilities, when not owned by a government agency

Section 16-18T.006. Permitted Accessory Uses and Structures.

Accessory uses and structures permitted within this district shall include those customarily accessory and clearly incidental to permitted principal uses and structures and specifically includes clubhouses, pools, and other recreation amenities, and parking to serve authorized residential and non-residential uses within the district subject to the restrictions contained elsewhere in this Chapter.

Accessory parking structures and lots for required parking are permitted within three hundred (300) feet of primary use as measured from the nearest property line, without a special exception.

Section 16-18T.007. Special Permits.

The following uses are permissible only by additional special permits of the type indicated subject to limitations and requirements set forth in this Chapter 18T or elsewhere in this part, and subject to the applicable procedures and requirements set forth in Section 16-25.001, et seq.

1. Special administrative permits:
 - a. Outdoor displays of merchandise or sales areas within the supplemental zone adjacent to commercial uses.
 - b. Off-site parking and shared parking within one thousand (1,000) feet of a primary use as measured from the nearest property line.
 - c. Retaining walls greater than two (2) feet in height between the building façade line and the street, where existing topography does not require retaining walls of a greater height, and except where necessary to meet the provisions in Section 16-25.002(3).
 - d. Reduction of parking requirements may be permitted by the Director of the Bureau of Planning subject to a shared parking arrangement under the following criteria:
 - i. The arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access;
 - ii. All shared parking spaces shall be clearly marked; and
 - iii. An applicant shall submit the following information as part of the application to reduce parking requirements and avoid conflicting parking demands:
 - a). A to-scale map indicating location of proposed parking spaces;
 - b). Hours of business operation of nonresidential parking users;
 - c). Written consent of property owners agreeing to the shared parking arrangement;
 - d). Copies of parking leases. Renewed leases shall be filed with the Bureau of Planning. Lapse of a required lease agreement shall terminate the Special Administrative permit for shared parking.
 - e. Variations in width requirements for new streets when counted towards open space requirements when any of the following are provided:
 - i. Addition of bike lanes;
 - ii. Addition of angled parking;

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- iii. Addition of landscaped medians and roundabouts;
- iv. Elimination of on-street parking on one side of a one-way street.

Section 16-18T.008. Redevelopment Requirements.

Subject to the provisions in Part 16, Chapter 24, Nonconformities.

Section 16-18T.009. Transitional Uses and Yards.

1. Adjoining Lot with Same Frontage: Where a lot in this district abuts a lot in any R-1 through R-G, MR, RLC or PD-H district, or subareas 5 or 6 of this district, at the side along the same street frontage, and without an intervening street, such lot within this district, or the first one hundred (100) feet on such lot if it is wider than one hundred (100) feet, shall not be used for any drive-through service window or drive-in facility, car wash, service station, mortuary or funeral home, sales lot for automobiles, repair garage, or paint and body shop even where otherwise specifically authorized.
2. Transitional height planes: Where any subarea of this district adjoins residential districts R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, RLC, PD-H or subareas 5 or 6 within this district without an intervening street, height within this subarea shall be limited by the Transitional Height Plane requirements as defined in Chapter 1, Section 19-1006.
3. Transitional yards:
 - a. Where any subarea of this district adjoins an R-1 through R-5, R-G, MR, RLC or PD-H district, or subareas 5 or 6 within this district without an intervening street, a minimum of twenty (20) feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of private alleys or drives up to ten (10) feet in width. Such yards shall be planted as approved by the City Arborist and maintained as a landscaped strip.
 - b. Screening: In addition to the above transitional yard requirements, permanent opaque walls six (6) feet in height shall be provided and shall be maintained in sightly condition.

Section 16-18T.010. Development Controls.

See Table SPI-20 Greenbriar – Development Controls and Site Limitations for bulk limitations, maximum building coverage, public space requirements, minimum open space requirements, and maximum height.

For purposes of this Chapter, and notwithstanding the provisions of Code Section 16-29.001(24), mixed-use development is defined as any development which contains as principal uses both residential and non-residential uses on the same development site, and in which both of such uses are at least twenty (20%) percent of the total floor area, excluding accessory uses.

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1. Bulk Limitations:

a. Maximum permitted floor areas without bonuses:

- i. For nonresidential uses, the ratio of floor area to lot area shall not exceed the amount indicated under “Maximum Nonresidential FAR” in Table SPI-20 Greenbriar – Development Controls and Site Limitations for each Subarea (See Section 16-18T.010(2)).
- ii. For residential uses, the ratio of floor area to net lot area shall not exceed the amount indicated under “Maximum Residential FAR” in Table SPI-20 Greenbriar – Development Controls and Site Limitations for each subarea.
- iii. For developments that combine residential and non-residential uses, the ratio of floor area to net lot area shall not exceed the sum of the amounts indicated under “Maximum Residential FAR” and “Maximum Nonresidential FAR” in Table SPI-20 Greenbriar – Development Controls and Site Limitations for each subarea, but not greater than the maximum floor areas permitted for each (See Section 16-29.001(24)).

b. Maximum permitted floor area with bonuses:

Under no circumstances shall the ratio of floor area to gross lot area of any development with bonuses exceed the amount indicated under “Maximum Combined FAR With Bonuses” indicated in Table SPI-20 Greenbriar – Development Controls and Site Limitations for each subarea.

2. Residential uses may use Net Lot Area or Gross Lot Area when calculating maximum permitted residential floor area, provided that Usable Open Space Requirements (UOSR) are calculated based on the same lot area.

Table SPI-20 Greenbriar – Development Controls and Site Limitations						
Subarea 1: Greenbriar Town Center Subarea 2: Greenbriar Neighborhood Center Subarea 3: Campbellton Rd Mixed-Use Corridor Subarea 4: Greenbriar Residential/Commercial Subarea 5: Greenbriar Medium Density Residential Subarea 6: Greenbriar Single Family	1	2	3	4	5	6
Nonresidential FAR (base) or Maximum Percentage of Development	2.5	1.5	1.0	20%	5%	None
Residential FAR (base)	0.696	0.696	0.696	2.0	0.696	0.5
Combined Maximum FAR without bonuses	3.196	2.196	1.696	2.0	0.696	0.5
Additional Open Space Bonus	YES	YES	YES	YES	NO	NO
Ground Floor Commercial Bonus	YES	YES	YES	YES	NO	NO
Civic Space Bonus	YES	YES	YES	YES	NO	NO
New Streets Incentive	YES	YES	YES	YES	YES	YES
On-street Parking Incentive	YES	YES	YES	YES	YES	NO
Combined Maximum FAR with bonuses	3.696	2.696	2.0	2.696	0.696	0.5
Maximum Building Coverage (percent of net lot area)	85%	85%	85%	85%	85%	50%
Residential Usable Open Space Requirement (UOSR)	LUI	LUI	LUI	LUI	LUI	LUI
Non-residential Public Space Requirement, as a % of net lot area	10%	10%	10%	10%	None	None

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Table SPI-20 Greenbriar – Development Controls and Site Limitations						
Subarea 1: Greenbriar Town Center Subarea 2: Greenbriar Neighborhood Center Subarea 3: Campbellton Rd Mixed-Use Corridor Subarea 4: Greenbriar Residential/Commercial Subarea 5: Greenbriar Medium Density Residential Subarea 6: Greenbriar Single Family	1	2	3	4	5	6
Minimum Lot Size	None	None	None	2,000 sf	2,000 sf	3,000 sf
Minimum Street Frontage	None	None	None	40'	40'	40'
Minimum Façade Height	24'	24'	24'	None	None	None
Maximum Height	80 feet	52 feet	52 feet	80 feet	52 feet	35 feet

3. Minimum open space requirements: When either the residential or non-residential component of the development is a minor use of less than twenty (20%) percent of the total floor area minimum open space requirements do not apply to such minor use.
 - a. For residential uses, including all residential components of mixed use developments: Open space requirements as indicated on Table I, "Land Use Intensity Ratios" shall be required for Useable Open Space (UOSR) only.
 - b. For non-residential uses, including all non-residential components of mixed-use developments: Public Space requirements shall be as indicated in Table SPI-20 Greenbriar – Development Controls and Site Limitations. (See Section 16-28.012 for definitions and measurements. Required yards and requirements for sidewalk and supplemental zone widths that are constructed on private property may be counted towards this requirement. Such public space may include planted areas, fountains, community gardens, parks plazas, hardscape elements related to sidewalks and plazas, and similar features which are located on private property.)
 - c. For mixed-uses: The sum of minimum open space requirements specified in subsections a. and b. above for non-residential and residential shall be met.
4. Residential balconies: Balconies for residential units, which are enclosed on not more than three (3) sides, may be counted towards UOSR for a maximum depth of six (6) feet.
5. Additional open space bonus: If indicated for a subarea in Table SPI-20 Greenbriar – Development Controls and Site Limitations, developments in that subarea shall be permitted a residential bonus of two (2) square feet of residential floor area for each one (1) square foot of open space provided above the minimum required herein. Said bonus shall be permitted provided that open space:
 - a. Shall provide active or passive recreational amenities;
 - b. Shall be no greater than twenty-four (24) inches above or below the adjacent public sidewalk for a minimum distance of fifteen (15) feet from the beginning of the adjacent sidewalk;

04-0-0152

(Do Not Write Above This Line)

AN ORDINANCE BY
COUNCILMEMBER JIM MADDOX

AN ORDINANCE TO AMEND THE
1982 ZONING ORDINANCE OF THE
CITY OF ATLANTA BY CREATING A
NEW CHAPTER ENTITLED CHAPTER
187.SPI 20 GREENBRIAR DISTRICT
REGULATIONS AND TO AMEND THE
OFFICIAL ZONING MAP BY
SUPPLANTING EXISTING ZONING
DISTRICTS RG4, RG3-C, RG2, C1
C1-C, C2, C2-C, R3, R4, RLC AND
RLC-C WITH SAID SPI 20 DISTRICT;
AND TO AMEND CHAPTER 28A.010
BY ADDING A NEW SUBSECTION (45)
SPI-20 GREENBRIAR TOWN CENTER
DISTRICT; AND FOR OTHER
PURPOSES.

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☒ PERSONAL PAPER REFER

Date Referred 1/20/04
Referred To: 4209 11 245
Date Referred 1/20/04
Referred To:
Date Referred
Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

FINAL COUNCIL ACTION
☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION